

OWNER ORIENTATION

2025/2026



WHAT NEW RESIDENTS NEED TO KNOW

Meet Your On-Site Staff

- **Community Manager:** Olya Shockey-
Teravistamanager@Goodwintx.com
- **Assistant Manager:** Rena DeFelice-
Teravistaoffice@Goodwintx.com
- **Compliance:** Russ Boykin-
Teravistacompliance@Goodwintx.com
- **Lifestyle/Events:** Josh Lubbock-
Eventsteravista@Goodwintx.com

HOA Office

4211 Teravista Club Drive
Round Rock, Texas 78665
Office Phone: 512-310-7421

Emergency Text: 512-820-4218



General Community Information



3,384 homes across
1,400+ acres



40 Villages in Round Rock
& Georgetown ETJs



2 Amenity Centers, 3
pools, 2 gyms, pickleball
courts, tennis courts and
a dog wash station.



Over 10 miles of trails,
parks, and open spaces

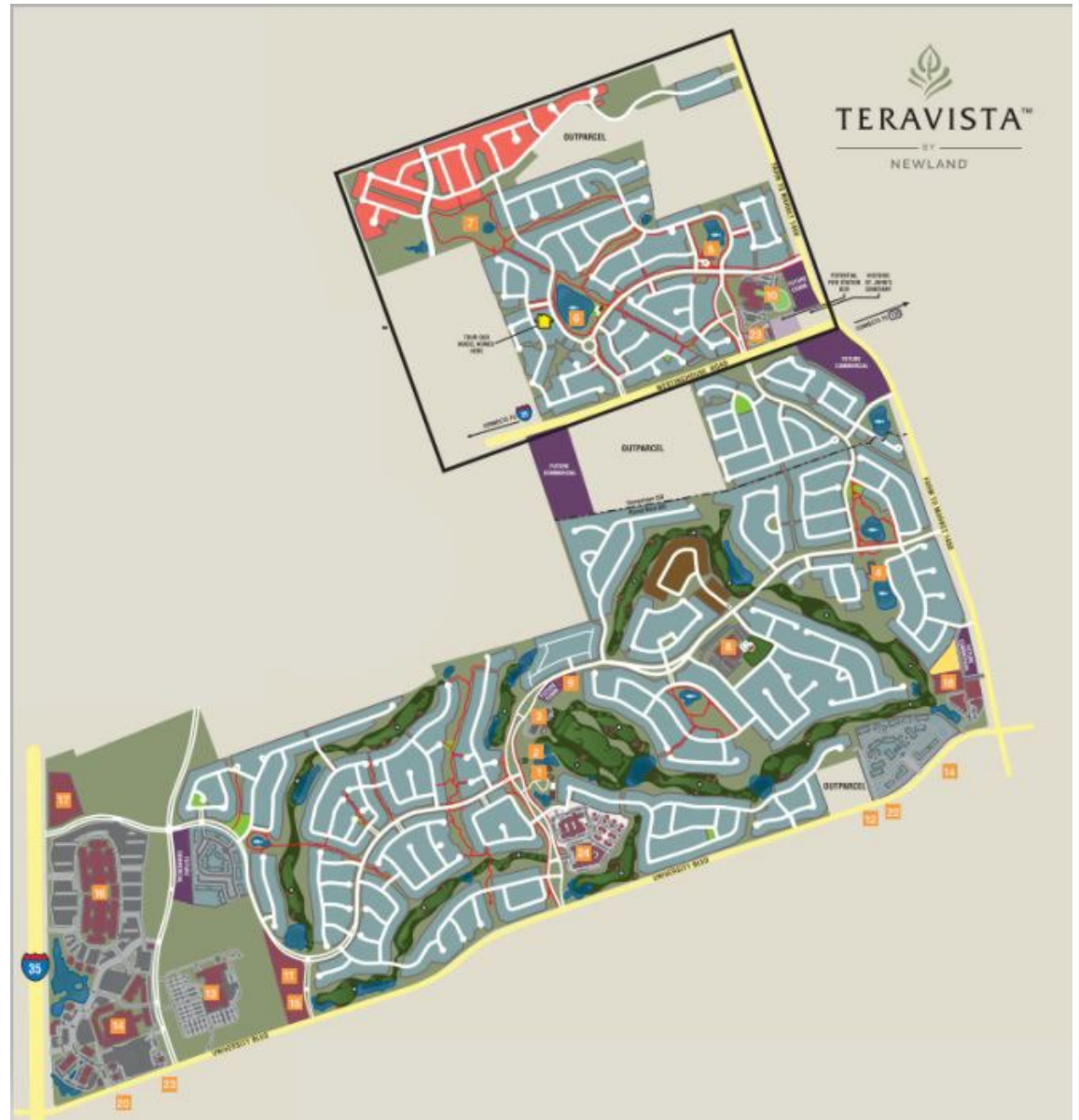


Teravista Golf Course
winds through the
community (not a part of
Teravista HOA)

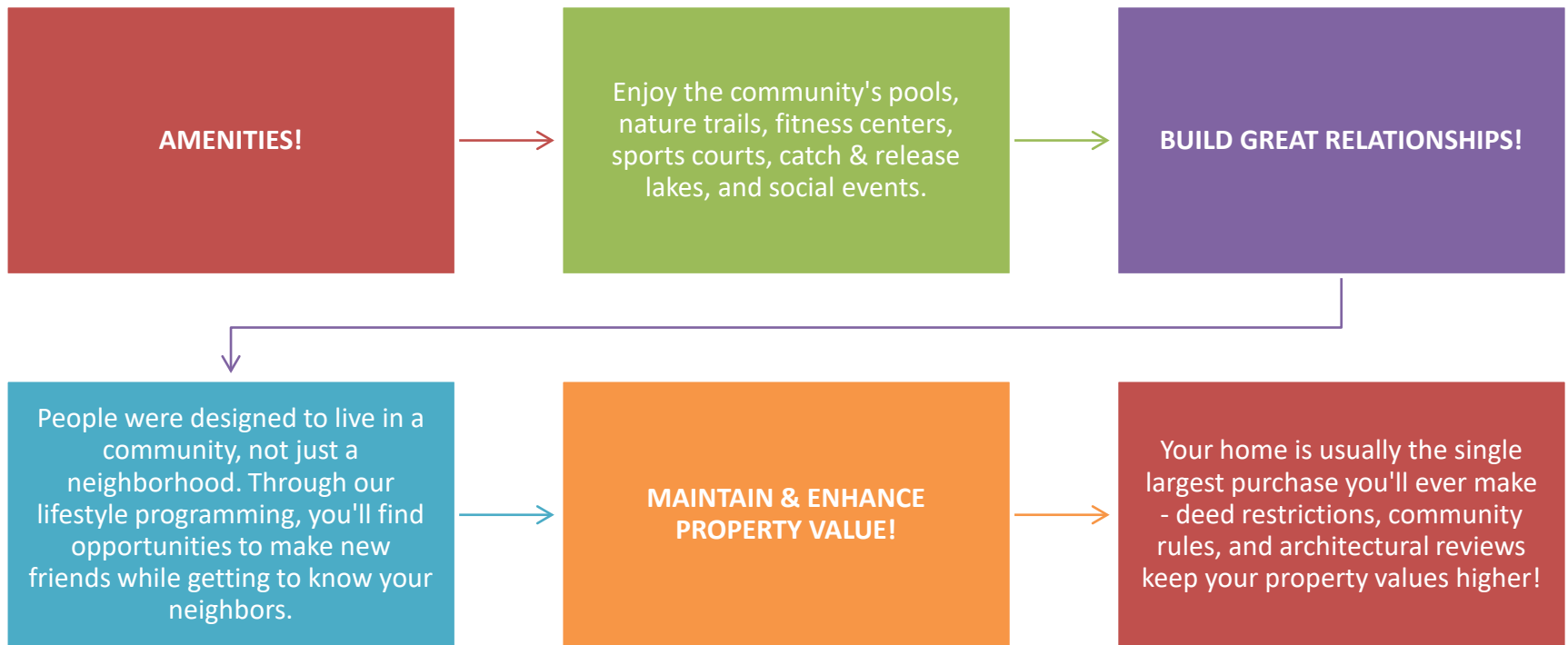


Two elementary schools
within Teravista

Teravista Community Map



Why Live In A Community Association?



Board of Directors

Lacey Arslan

Chuck Sawin

Ryan Putman

Tom Menke

Kody Smith

Voting Representatives

Each neighborhood elects a Voting Representative.
There are a total of 40 Village Representatives.

A light red downward-pointing arrow indicating the flow from the first step to the second.

Serve as liaisons between residents and the
HOA/Board

A light brown downward-pointing arrow indicating the flow from the second step to the third.

Carry voting authority during annual elections

A light green downward-pointing arrow indicating the flow from the third step to the fourth.

Ensure all villages within Teravista are represented

Website & Newsletter



TeravistaTogether.com –
Community News &
Documents



[TownSq Portal](#) –
Payments, ARC Requests,
Service Tickets



[Monthly Newsletter](#) –
Event updates & HOA
news



Social Media – [Facebook](#)

Amenities Overview

3 Pools, 2 Amenity
Centers and 2 gyms

Parks, playgrounds,
pickleball courts,
tennis courts and dog
washing station

10+ miles of scenic
walking and biking
trails

Teravista Golf Course
(membership is
required, contact the
golf course)



Lifestyle Events & Community Engagement

Year-round activities for families, children, and adults



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graph TD; A[Year-round activities for families, children, and adults] --> B[Graduation Celebration, Splash Cinema, Back to School Bash]; B --> C[Holiday Festivals & Parades]; C --> D[Fitness and recreation programs]; D --> E[Volunteer and sponsorship opportunities];
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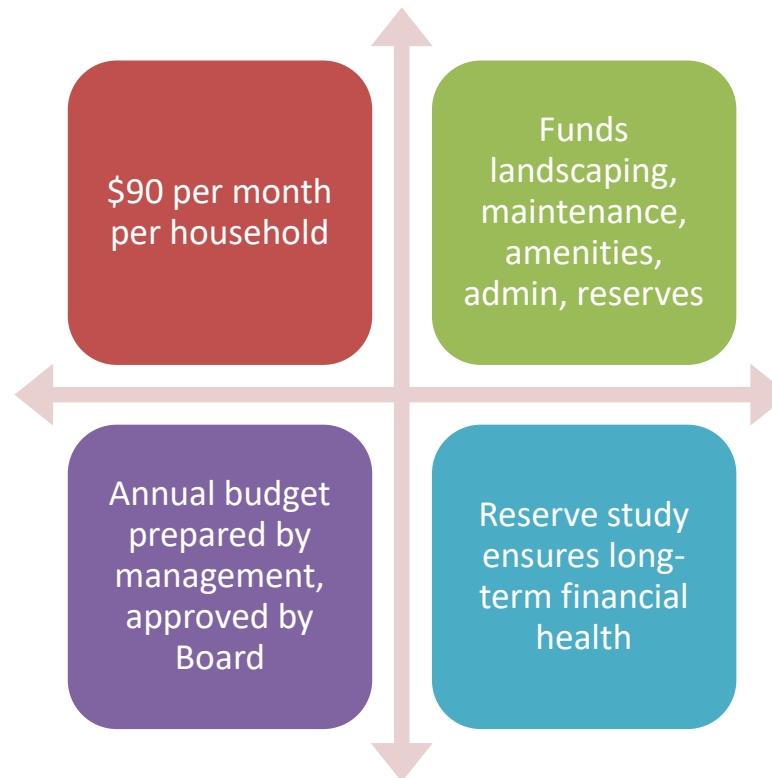
Graduation Celebration, Splash Cinema, Back to School Bash

Holiday Festivals & Parades

Fitness and recreation programs

Volunteer and sponsorship opportunities

Dues & Budget Basics



How to Pay Assessments



DUE ON THE 1ST OF THE
MONTH



PAY ONLINE VIA TOWNSQ
OR GOODWIN-CO.COM
WEBSITE



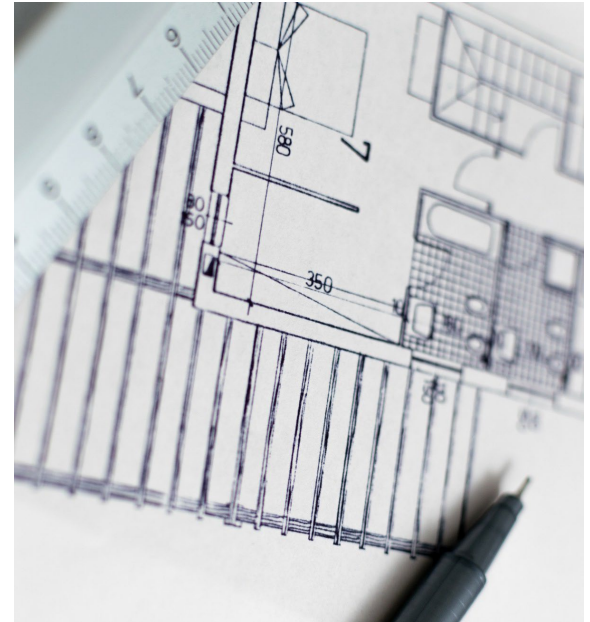
AUTO-DRAFT, CHECK, OR
CREDIT CARD OPTIONS
AVAILABLE



LATE FEES APPLY IF UNPAID
AFTER DUE DATE ON THE
10TH OF THE MONTH

Architectural Review Committee

- **Purpose:** To maintain community standards and protect property values
- All exterior modifications or improvements require ARC approval, except what is mentioned below.
- Applications must be submitted through **TownSq**
- Standard review timelines apply
- ARC review fee may be **\$25.00 or \$50.00**, depending on the project.
- If replacing your roof with **Weathered Wood or Driftwood**, no approval is required. Any other colors will require ARC approval
- The approved color for fence stain is **Behr Cedar Natural Tone ST-533**. No approval is required when using this color.
- For more details, please visit **Teravistatogether.com** or access the guidelines on **TownSq**



Top 5 Compliance Items

Street Parking

- Overnight street parking is prohibited.
- Vehicles must be parked in driveways or garages.
- Commercial vehicles, RVs, and trailers are not allowed on streets for extended periods.

Trash Container Storage

- Trash and recycling bins must be stored out of public view except on pickup day.
- Containers should be removed from the curb by the end of pickup day.

Lawn Maintenance

- Lawns must be mowed regularly and kept free of weeds.
- Landscaping beds should be maintained and edged.
- Dead or overgrown plants must be replaced/trimmed.

Signs

- Only real estate For Sale signs are allowed, following HOA guidelines.
- Political signs may only be displayed during designated election periods.
- No advertising or business signs are permitted.

Fence Maintenance & Repairs

- Fences must be maintained in good condition and appearance.
- Broken or leaning panels must be repaired promptly.
- Fences must be stained/painted in approved colors.
Behr Cedar Natural Tone ST-533

Questions & Contact Information

- HOA Office: 4211 Teravista Club Drive, Round Rock, TX 78665
- Phone: 512.310.7421
- Property Manager:
TeravistaManager@GoodwinTX.com
- Assistant Manager: General questions, ARC and HOA account inquires
TeravistaOffice@GoodwinTX.com
- Events: Event Room/pool reservations, Event questions and sponsorships
Eventsteravista@GoodwinTX.com
- Compliance: Enforcement/Compliance questions and report a violation
TeravistaCompliance@GoodwinTX.com
- Emergency Text: 512.820.4218
- Website: www.TeravistaTogether.com
- TownSq Portal: atvc.sites.townsq.io